184.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,233,600 /	1,233,600
					USE VALUE:	1,233,600 /	1,233,600
					ASSESSED:	1,233,600 /	1,233,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRANE SARAH L
Owner 2:	
Owner 3:	
Street 1:	80 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEXTER BECKWITH LLC -
Owner 2:	-
Street 1:	P.O. BOX 281
Twn/City:	GILSUM
St/Prov:	NH Cntry:
Postal:	03448

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 2916 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6250.000	808,300		425,300	1,233,600
Total Card	0.143	808,300		425,300	1,233,600
Total Parcel	0.143	808,300		425,300	1,233,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.05 | /Parcel: 423.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123672

GIS Ref

GIS Ref

Insp Date 07/12/18

!14297!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	808,300	0	6,250.	425,300	1,233,600		Year end	12/23/2021
2021	101	FV	785,000	0	6,250.	425,300	1,210,300		Year End Roll	12/10/2020
2020	101	FV	785,000	0	6,250.	425,300	1,210,300	1,210,300	Year End Roll	12/18/2019
2019	101	FV	594,100	0	6,250.	425,300	1,019,400	1,019,400	Year End Roll	1/3/2019
2018	101	FV	594,100	0	6,250.	358,400	952,500	952,500	Year End Roll	12/20/2017
2017	101	FV	594,100	0	6,250.	328,100	922,200	922,200	Year End Roll	1/3/2017
2016	101	FV	594,100	0	6,250.	279,500	873,600	873,600	Year End	1/4/2016
2015	101	FV	582,400	0	6,250.	243,000	825,400	825,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:44:00

LAST REV

Date	Time
09/03/19	10:39:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14297

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEXTER BECKWITH	60909-265		1/7/2013		889,000	No	No		
MAHONEY WILLIAM	52664-18		4/20/2009		840,000	No	No		
MC KENZIE ELEAN	51707-15		9/22/2008	Change>Sale	335,000	No	No		
	8356-449		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	502	Redo Bas	2,500	C				
9/22/2008	1175	Addition	135,000	C		G10	GR FY10	ADD A 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Meas/Inspect	163	PATRIOT
4/25/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6250		Sq. Ft.	Site		0	70.	0.97	7									425,250						425,300	

Total AC/HA:	0.14348	Total SF/SM:	6250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,250	Spl Credit		Total:	425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01008224
Const Adj.:	0.99989998
Adj $ / SQ:	131.298
Other Features:	139023
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	816465
Depreciation:	8165
Depreciated Total:	808300

COMMENTS

RECHECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

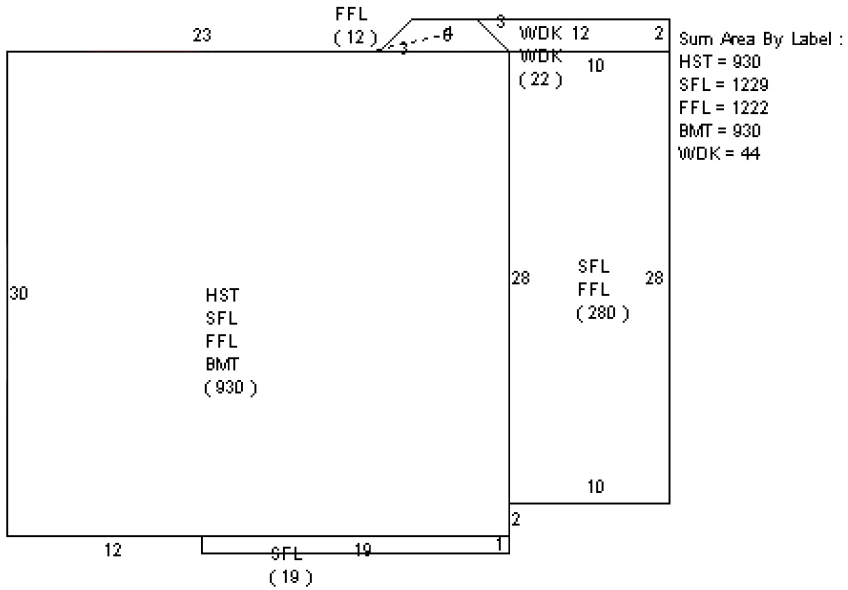
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.69
Special Features:	0	Val/Su Net:	207.79
Final Total:	808300	Val/Su SzAd	277.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,229	131.300	161,365
FFL	First Floor	1,222	131.300	160,446
BMT	Basement	930	39.390	36,632
HST	Half Story	465	131.300	61,053
WDK	Deck	44	16.000	704

Net Sketched Area:	3,890	Total:	420,200
Size Ad	2916	Gross Area	4355	FinArea	2916
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc